

## Letter of Intent

Owner: Anthony Duca, Angela Duca

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719-330-6908

Email [tonyangeladuca@gmail.com](mailto:tonyangeladuca@gmail.com)

Site Location:

Lot #3 Rollin Ridge Filing No. 1

Also known as 3342 Bark Township

Zoning RR-2.6

Size 2.99 Acres (130,130 SF)

Vacant lot

Request:

Administrative Relief of the 200-foot front yard setback requirement.

Please add the following to the letter of intent:

- Applicant name (if not owner), contact telephone number, and email for responsible party
- Property tax schedule number
- A discussion detailing the proposed administrative relief request and compliance with the applicable requirements of the Land Development Code;
- A comparison between the applicable Land Development Code standard(s) and the proposed administrative relief;
- A detailed analysis addressing each of the Criteria of Approval for Administrative Relief in Chapter 5 of the Land Development Code.

-A discussion regarding the surrounding area and how the proposal fits within the context of the area and any potential impacts related to granting the requested relief

This letter needs to specify your request. Ex) "We would like to build a "structure name/type" # feet away from the "side" property line."

The following criteria need to be addressed in this letter:

- The strict application of the standard in question is unreasonable or unnecessary given the development proposal or the measures proposed by the applicant (specify why you need the administrative relief)
- The intent of this Code and the specific regulation in question is preserved (specify how you will still meet the intention of the code)
- The granting of the administrative relief will not result in an adverse impact on surrounding properties (specify how this will not negatively impact the surrounding properties)
- The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.

Need to provide details as to what kind of structure you will be building, which property line(s) setback requirement you are seeking relief for, and how close you will be to said property line(s)

Justification:

1. The site has existing grade contours the slope steeply downhill and end in a retention depression, which has also been expanded by grading per the erosion and drainage plan.
2. The site is a flag lot which effectively pushes the 200-foot front yard setback line away from the street the distance of the "flag pole" from the street to where the lot begins to flare out, thereby putting the home well to the rear of neighboring homes.
3. If the home were to be placed at the existing setback location an excessive amount of fill would be required to divert the natural, and now hard surface run off around the structure. Using the 160-foot width setback allows a more natural drainage pattern around the home, from the site itself and neighboring lots.

4. Esthetically, having the structural “on grade” with surrounding homes presents a more pleasing look to the neighborhood. We understand that esthetics are not among the primary concerns of El Paso County guideline relief procedures, but this concerns the owners and neighboring owners.

Note:

The existing 200-foot width setback did not seem to me, the draftsman, to follow the procedure in locating the setbacks. I called Rampart Surveys, LLC and spoke with their representative and they confirmed the setbacks are drawn parallel and then perpendicular to the flow the street. After reviewing the plat, the representative said “It looks like someone just eyeballed the angle”. The angle of the line is 102degree/78degrees

On the site plan I am submitting for review has the line drawn 90 degrees to the northeast property line and inline with the flow of the street. Changing the angle slightly allow the garage portion and the drive apron to be a bit higher and thus have better drainage and again less fill would need to be used.

Thank you for your consideration in this matter.

Karl Schlueter

For Angela and Tony Duca